

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Marc C. Forsythe - State Bar No. 153854 Charity J. Miller – State Bar No. 286481 GOE & FORSYTHE, LLP 18101 Von Karman Avenue, Suite 1200 Irvine, CA 92612 rgoe@goeforlaw.com cmiller@goeforlaw.com  Telephone: (949) 798-2460 Facsimile: (949) 955-9437  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Mt Yohai, LLC, Debtor	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b>	
In re: MT YOHAI, LLC, a Delaware limited liability company,          Debtor(s).	CASE NO.: 8:16-bk-15157 CB CHAPTER: 11          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 06/21/2017	<b>Time:</b> 10:00 am
<b>Location:</b> Courtroom 5D, United States Bankruptcy Court, 411 West Fourth Street, Santa Ana, CA 92701	

**Type of Sale:** ☐ Public ☒ Private Pursuant to 3.b.(5) of Order to Set Hearing on Shortened Notice [Docket No. 73]  
**Last date to file objections:** Opposition may be made orally at the hearing

**Description of property to be sold:** Real property located at 2521 Nottingham Avenue, Los Angeles, CA 90027

**Terms and conditions of sale:** As is, Where is  
Cash

**Proposed sale price:** \$ 1,793,202.10

**Overbid procedure (if any):** N/A

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date: June 21, 2017  
Time: 10:00 a.m.  
Location: Courtroom 5D  
United States Bankruptcy Court  
411 West Fourth Street  
Santa Ana, CA 92701

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Marc C. Forsythe  
GOE & FORSYTHE, LLP  
18101 Von Karman Avenue, Suite 1200  
Irvine, CA 92612  
Tel: 949-798-2460  
Fax: 949-955-9437  
Email: mforsythe@goeforlaw.com

Date: 06/08/2017

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
18101 Von Karman Avenue, Suite 1200, Irvine, CA 92612

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 06/08/2017, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Jeffrey W Dulberg jdulberg@pszjlaw.com  
Marc C Forsythe kmurphy@goeforlaw.com, mforsythe@goeforlaw.com;goeforecf@gmail.com  
Michael J Hauser michael.hauser@usdoj.gov  
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 06/08/2017, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 06/08/2017, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Hon. Catherine Bauer, USBC, 411 West Fourth Street, Santa Ana, CA 92701 (personal delivery)

Via Email:

Oscar Estrada, LA County Treasurer-Tax Collector bankruptcy@ttc.lacounty.gov

Tom Fanning tom@thebowerygroup.com; Robert L. Gerner robertlgerner@gmail.com

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

06/08/2017      Susan C. Stein  
*Date*                      *Printed Name*

/s/Susan C. Stein  
*Signature*